

PP

APPROVAL RECORD

Planning Permission

Sivagangai

Sivagangai district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Town Panchayat

PURPOSE

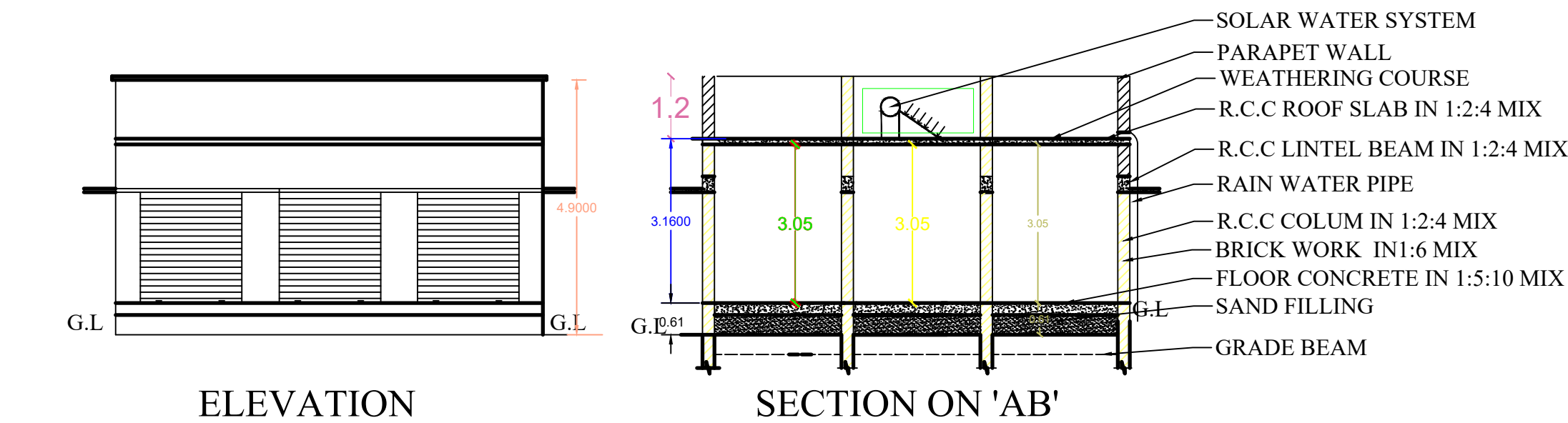
Commercial

The approval as the planning authority issued it, reproduced in full behind this page.

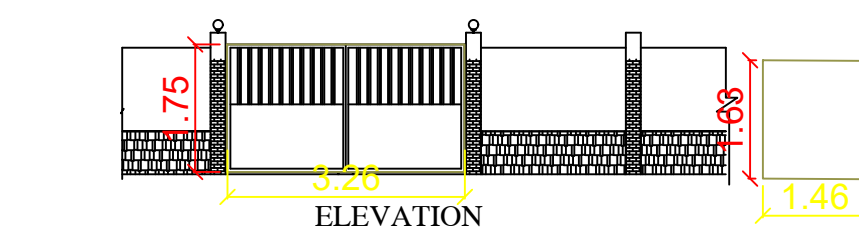
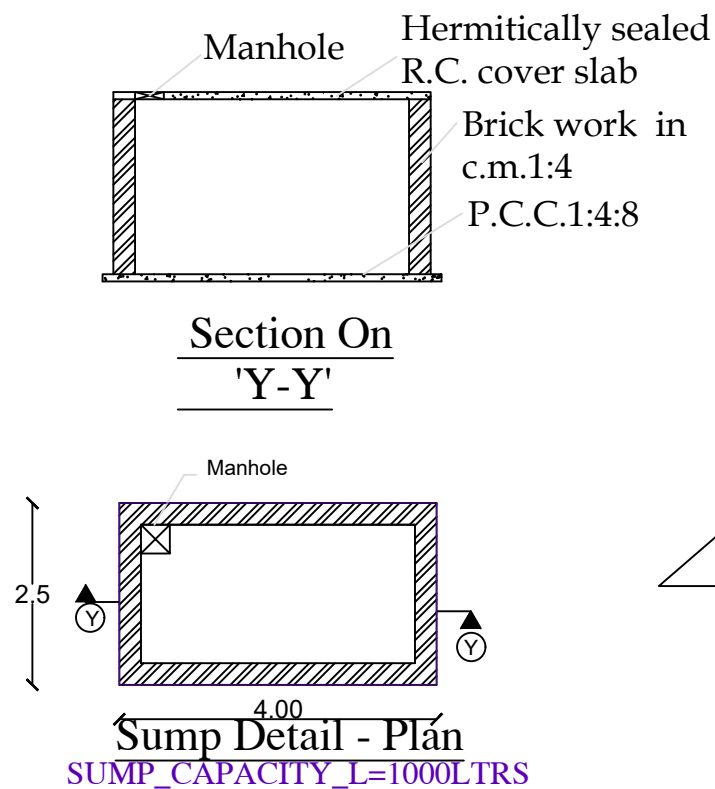
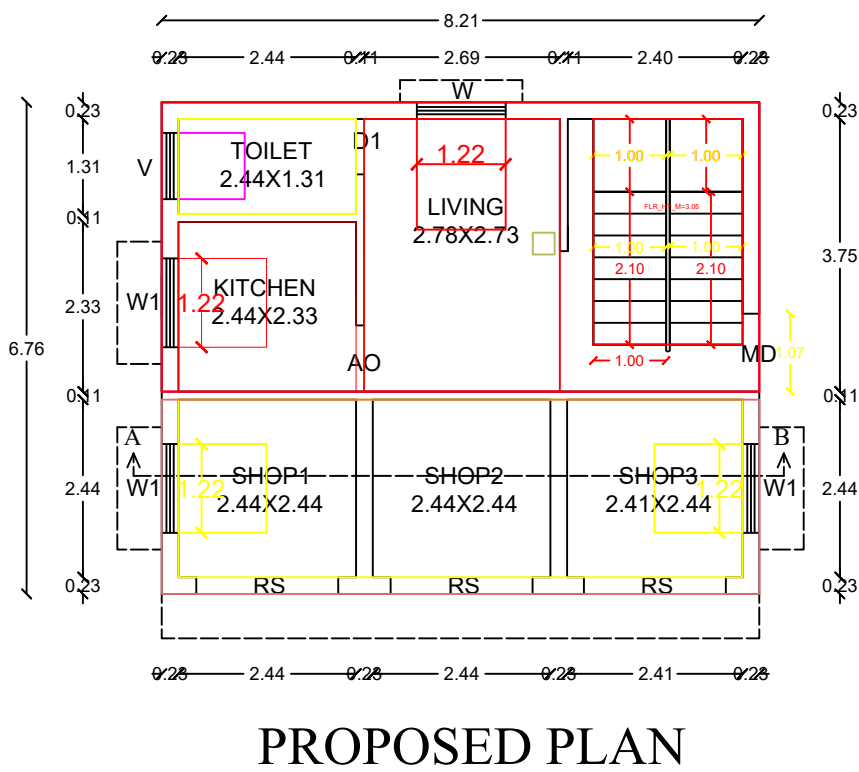
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND FLOOR COMMERICAL SHOP & RESIDENTIAL BUILDING IN S.NO:23/118 , AT KARAUKUDI VATTAM ,PUDUVAYAL MAIN ROAD & KANDANUR TOWN PANCHAYAT ,KARAUKUDI DISTRICT.

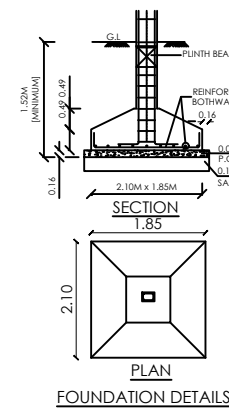
OWNER NAME : Mr.SETHURAMAN S/o PERIYIAIAH



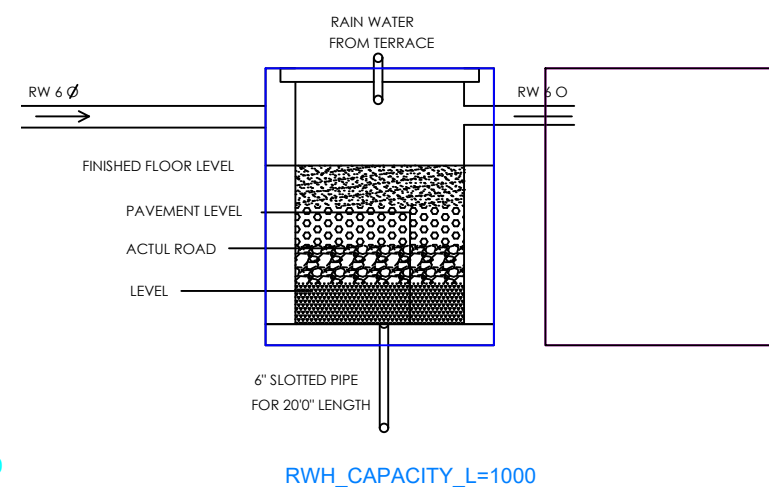
PLAN INFO
AS_AT_SITE=102.71
FMB_OR_PLR=101.26
AS_PER_DOCUMENT=101.26
PLOT_AREA_M2=101.26
SINGLE_FAMILY_BLDG=YES
ROAD_WIDTH=9.14
ROAD_LENGTH=400.00
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH=10.06
AVG_PLOT_WIDTH=10.21
BLOCK_1_B-SHOP_MEMBER_COUNT=10
LAND_USE_ZONE=COMMERICAL
LEASEHOLD_LAND=NO
SURVEY_NO=23/ 118
DISTRICT=SIVAGANGAI
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
IS_PRIVATE_EXCLUSIVE_PASSAGE=NO
PATTA_NO=442
PLOT_NO=118
TALUK=KARAUKUDI
RWH_DECLARED=YES
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
VILLAGE=KANDANUR
JURISDICTION_TYPE= MUNICIPAL



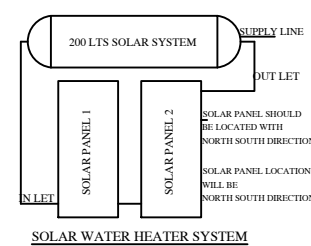
SOLAR_WATER_HEATER



RWH_CAPACITY_L=1000

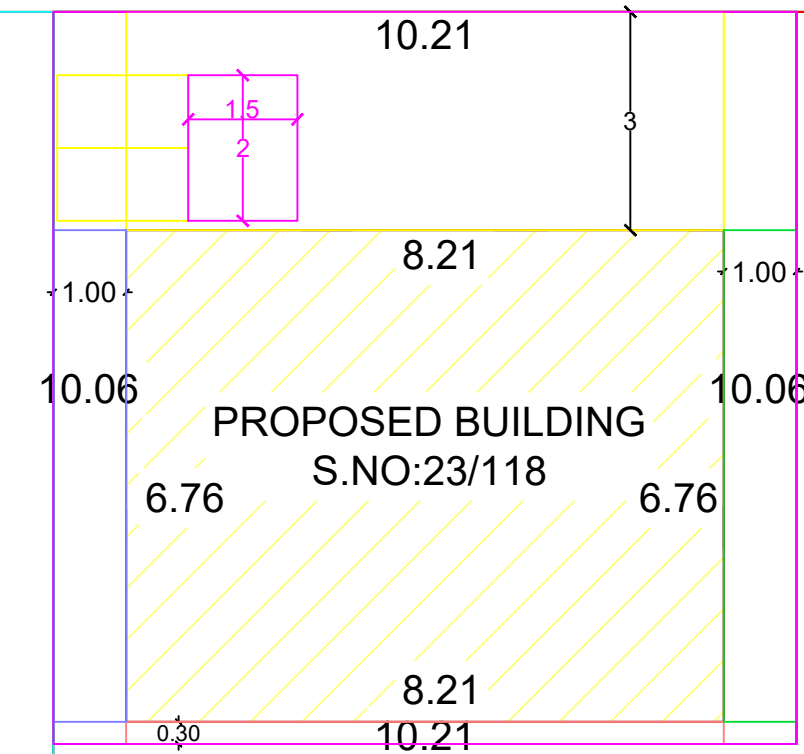


RWH_CAPACITY_L=1000



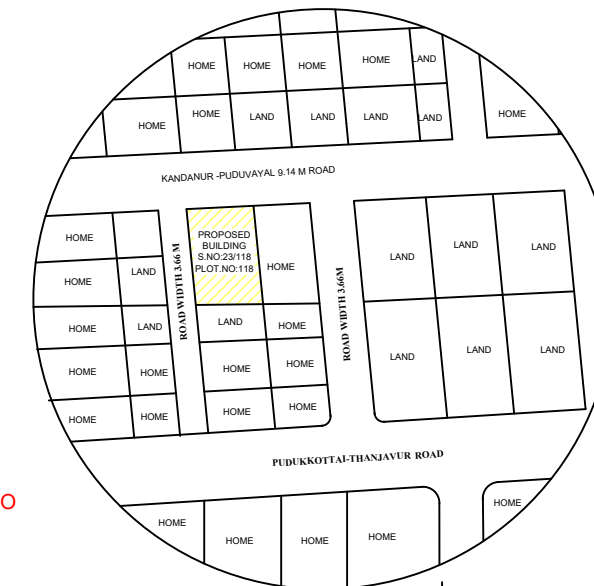
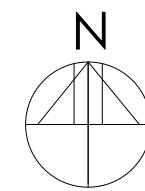
KANDANUR ROAD WIDTH 9.14 M

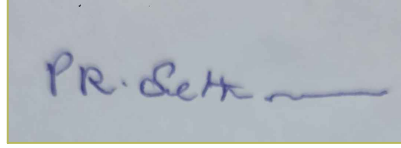
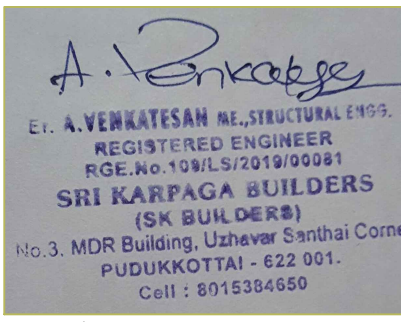
ROAD WIDTH 3.66 M



S.NO:23/120

SITE PLAN 1:100



PARKING DETAILS			
DESCRIPTION	REQUIRED	PROVIDED	
CAR PARKING SPACE	0	0	
TWO WHEELER PARKING SPACE	0	2	
F.S.I = 55.46 / 102.71 = 0.54			
PLOT COVERAGE = $\frac{55.46}{102.71} \times 100 = 54.0\%$			
ALL DIMENSION ARE IN METER SCALE 1: 100			
SCHEDULE OF JOINERIES:			
Short.ct	Description	Dimension(m)	
R.S	ROLLING SHUTTER	1.95 X 2.13	
MD	MAIN DOOR	1.07X2.13	
D	DOOR	0.91X2.13	
D1	TOILET/BATH DOOR	0.76X2.13	
W	WINDOW	1.22X1.22	
W1	WINDOW	1.22X0.91	
V	VENTILATOR	0.91X0.61	
<u>Note:</u> 1.Waste water used for kitchen garden purpose 2. Solar water heater to be Provided 3. Exhaust fan used for kitchen 4. Rain water Storage Tank to be Provided 5.Septic tank dispersion trench to be Provided 6.Excluding corridor & staircase 5% of Plinth Area 7.Fire Resistance to be provided 8.Emergency alarm to be provided 9.Drinking water to be provided 10.Solid waste tub to be Provided			
SLNO	DESCRIPTION	Sq.ft	Sq.mt
Site Area as per Documet		1090.0	101.26
Site Area as per Patta		1090.0	101.26
Site Area as per site Condition		1105.59	102.71
AREA DETAILS PROPOSED BLOCK			
FLOOR	DIMENSION IN m ²	FSI AREA Sq.ft	FSI AREA Sq.mt
GROUND FLOOR RESIDENTIAL	361.02		33.54
GROUND FLOOR COMMERCIAL	235.95		21.92
TOTAL	596.97		55.46
VACANT AREA	492.99		45.80
			
OWNER NAME : Mr.SETHURAMAN S/o PERIYIAIAH			
			
Registered Engineer			
Er.A.VENKATESAN M.E., SK BUILDERS NO:3 MDR Building Uzhavar Santhai Corner Pudukkottai - 622 001 Cell: 80153 84650 Email:er.venkatesana@gmail.com			

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

